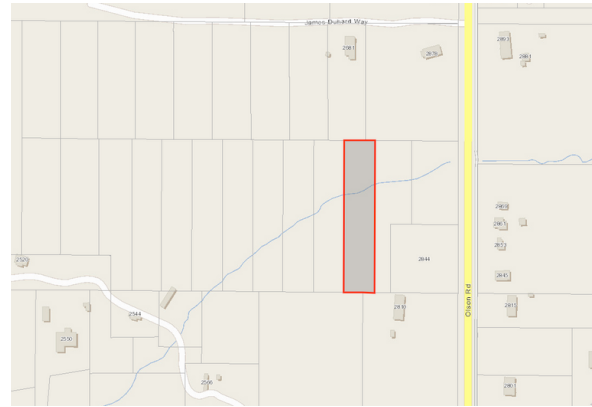


Vacant Land: Tallahassee, FL

Property No.: 5449
Auction No.: 220525



Property Details

Seller Type:	Private Equity Group
Auction Type:	Reserve
Total Land Area:	1.04 ± Acres
Tax Identification Number:	1116200860000
County:	Leon
Address:	S/S Olson Rd Tallahassee, Florida 32308
Lat/Lon:	30.490963, -84.231011

Agent Details

Listing Agent Information:	Don Cutchins Seven Hills Auctions 850.524.9929 don@7hauctions.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

1701 Hermitage Blvd, Suite 100, Tallahassee, FL 32308
Manausa, Shaw & Minacci, PA
850.597.7616

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

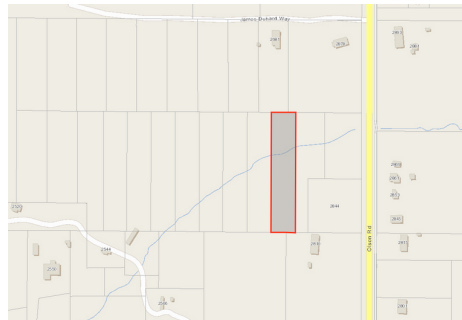
Description

Zoning Information

The subject property is zoned R-3, Single Detached, Attached and Two Family Residential

NO ROAD HAS BEEN BUILT TO ACCESS THIS PROPERTY.

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



Parcel 1 (Parcel ID 111620086000)

Commence at a concrete monument marking the Northwest corner of the Northeast Quarter of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run East along the Section Line 801.62 feet to a concrete monument marking the Northeast corner of property described in Official Records Book 632, Page 748 of the Public Records of Leon County, Florida, said concrete monument being located 1817.13 feet West of a concrete monument marking the Northeast corner of said Section 16, thence South 00 degrees 21 minutes 46 seconds West along the East boundary of said property 365.27 feet to a concrete monument in the center of a 30 foot access easement as recorded in Official Records Book 632, Page 742 of the Public Records of Leon County, Florida, thence East along said center 525.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue East along said center 93.41 feet, thence South 00 degrees 21 minutes 46 seconds West 465.89 feet to the North boundary of property described in Deed Book 96, Page 154, of the Public Records of Leon County, Florida, thence South 88 degrees 47 minutes 29 seconds West along said North boundary 37.45 feet to a concrete monument, thence North 89 degrees 16 minutes 59 seconds West along the North boundary of said property 55.98 feet, thence North 00 degrees 21 minutes 46 seconds East 465.98 feet to the POINT OF BEGINNING. (Tract 2, Lot 10).

SUBJECT TO an easement over the North 15 feet of said property as described in Official Records Book 632, Page 742 of the Public Records of Leon County, Florida.

TOGETHER WITH the right of ingress and egress over the following 30 foot roadway lying 15 feet either side of the following centerline:

Commence at a concrete monument marking the Northeast corner of Section 16, Township 1 North, Range 1 East, Leon County, Florida, and run thence West along the Section Line 2294.13 feet, thence South 00 degrees 21 minutes 46 seconds West 365.27 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence East 1370.0 feet to a point on Olson Road for the terminal point of said centerline.